

STAFF REPORT REGULAR MEETING

AGENDA DATE: August 18, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2026-11 - First Reading – amending multiple sections of Chapter 23 “Land Development Regulations” related to nonconforming signs, other than billboards, and establishing a definition for “Sign Face”

SUMMARY:

The proposed ordinance amends Chapter 23 of the City's Land Development Regulations to clarify regulations governing legally existing nonconforming signs, other than billboards. The amendments establish a definition for “Sign Face” and clarify that replacement of only the sign face of a legally existing nonconforming sign does not constitute an alteration or replacement of the supporting sign structure requiring the sign to be brought into compliance with current regulations.

BACKGROUND AND JUSTIFICATION:

The City has prohibited new pole signs since the adoption of the 2013 Land Development Regulations. Pole signs lawfully established prior to August 16, 2013, are considered legally nonconforming and were supposed to be removed no later than December 31, 2019. However, many such legally nonconforming pole signs still exist in the City and the Commission recently gave direction to bring forward an amendment that will allow such legally nonconforming signs to remain in place.

The proposed ordinance removes the timeframe by which legally nonconforming signs, other than billboards, are to be brought into compliance or removed and adds a definition for “Sign Face” and regulation to clarify that replacement of only the display panel, frame, or trim of a legally existing nonconforming sign is permitted, provided the structural supports, poles, foundations, and mounting hardware remain unchanged. Any alteration, replacement, or reconstruction of the supporting sign structure would continue to require compliance with the City's current sign regulations.

The amendment is intended to allow property owners to maintain the appearance and functionality of existing legally nonconforming signs while preserving the City's long-standing regulations regarding signs. The ordinance does not authorize the construction, expansion or replacement of nonconforming signs, other than replacement of the “sign face”.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on July 8, 2026.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on August 5, 2026.

MOTION:

Move to approve/disapprove Ordinance 2026-11 on first reading and set the second reading and public hearing for September 1, 2026.

ATTACHMENT(S):

Ordinance 2026-11
PZB/HRPB Staff Report